



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-38-20</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Falcon's Point			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 311 N. Tarboro Street, Raleigh, NC			
Site P.I.N.(s): 1714-10-9372			
Please describe the scope of work. Include any additions, expansions, and change of use. Demolition of existing improvements, construction of new multi-storied mixed use building, parking, sidewalks and supporting infrastructure			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Falcons Point LLC		Title: Manager	
Address: 918 Rock Quarry Road, Suite 111, Raleigh, NC 27610-3959			
Phone #: 919.796.2546		Email: montesf7@gmail.com	
Applicant Name: Sean A Dolle			
Company: Grounded Engineering		Address: 4909 Liles Road, Raleigh, NC 27606	
Phone #: 919.438.3694		Email: sean@grounded-engineering.com	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NX-3-UL-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 1,704 sf
Gross site acreage: 0.38	New gross floor area: 19,653 sf
# of parking spaces required: 0	Total sf gross (to remain and new): 19,653 sf
# of parking spaces proposed: 13	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Office	
Proposed use (UDO 6.1.4): Commercial & multi-unit living	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.16 Square Feet: 6,901	Proposed Impervious Surface: Acres: 0.32 Square Feet: 14,000
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS


Total # of dwelling units: 14	Total # of hotel units:
# of bedroom units: 1br 14 2br 3br 4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Sean A Dolle will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: 30 March 2022
Printed Name: Sean A Dolle	

SITE DATA SUMMARY

PROJECT NAME	FALCON'S POINT
PROPERTY ADDRESS	311 N TARBORO STREET, RALEIGH, NC
COUNTY	WAKE
WAKE COUNTY PIN	1714-10-9372
REAL ESTATE ID	0059920
EXISTING PARCEL SIZE	0.38 AC. (16,577 SF)-REFER TO SURVEY BOUNDARY NOTE
PROPOSED PARCEL SIZE	0.37 AC. (16,297 SF)-REFER TO SURVEY BOUNDARY NOTE
PROPOSED RIGHT-OF-WAY DEDICATION	0.01 AC. (280 SF)-REFER TO SURVEY BOUNDARY NOTE
CURRENT ZONING	NX-3-UL-CU (CASE #Z-38-20)
OVERLAY DISTRICTS	N/A
RIVER BASIN	NEUSE
CURRENT USE	OFFICE
PROPOSED USE	MIXED-USE (COMMERCIAL & MULTI-UNIT LIVING)
EXISTING BUILDING AREA	1,704 SF
PROPOSED BUILDING AREA	19,653 SF
PARKING DATA	UDO SECTION 7.1.3.C 0 13 1 (1 VAN) 1 (1 VAN)
EXISTING IMPERVIOUS AREA	6,901 SF (0.16 AC)
PROPOSED IMPERVIOUS AREA	14,000 SF (0.32 AC)
APPROXIMATE AREA OF DISTURBANCE	0.6 AC. (26,000 SF)
PROPERTY OWNER	FALCONS POINT LLC 918 ROCK QUARRY RD, SUITE 111 RALEIGH, NC 27610-3959 CONTACT: JAMES MONTAGUE EMAIL: MONTESF7@GMAIL.COM PHONE: 919.796.2546 FAX: N/A
CIVIL ENGINEER / APPLICANT	GROUNDED ENGINEERING, INC. 4909 LILES ROAD RALEIGH, NC 27606 CONTACT: SEAN A. DOLLE, PE EMAIL: SEAN@GROUNDED-ENGINEERING.COM PHONE: 919.438-3694 FAX: N/A
LANDSCAPE ARCHITECT	PROSPECT LANDSCAPE ARCHITECTURE, PLLC 227 GLASCOCK ST, RALEIGH, NC 27604 CONTACT: JENNIFER WAGNER, PLA, LEED AP, ASLA EMAIL: JENWAGNERLANDSCAPE@GMAIL.COM PHONE: 919.607.0025 FAX: N/A
ARCHITECT	HH ARCHITECTURE 1100 DRESSER COURT RALEIGH, NC 27609 CONTACT: JANAE WILSON EMAIL: JWILSON@HH-ARCH.COM PHONE: 919.828.2301 FAX: N/A
SURVEYOR	NEWCOMB LAND SURVEYORS, LLC 7008 HARPS MILL ROAD, SUITE 105 RALEIGH, NC 27615 CONTACT: JUSTIN L. LUTHER EMAIL: JUSTIN@NLS-NC.COM PHONE: 919.847.1800 FAX: N/A

FALCON'S POINT

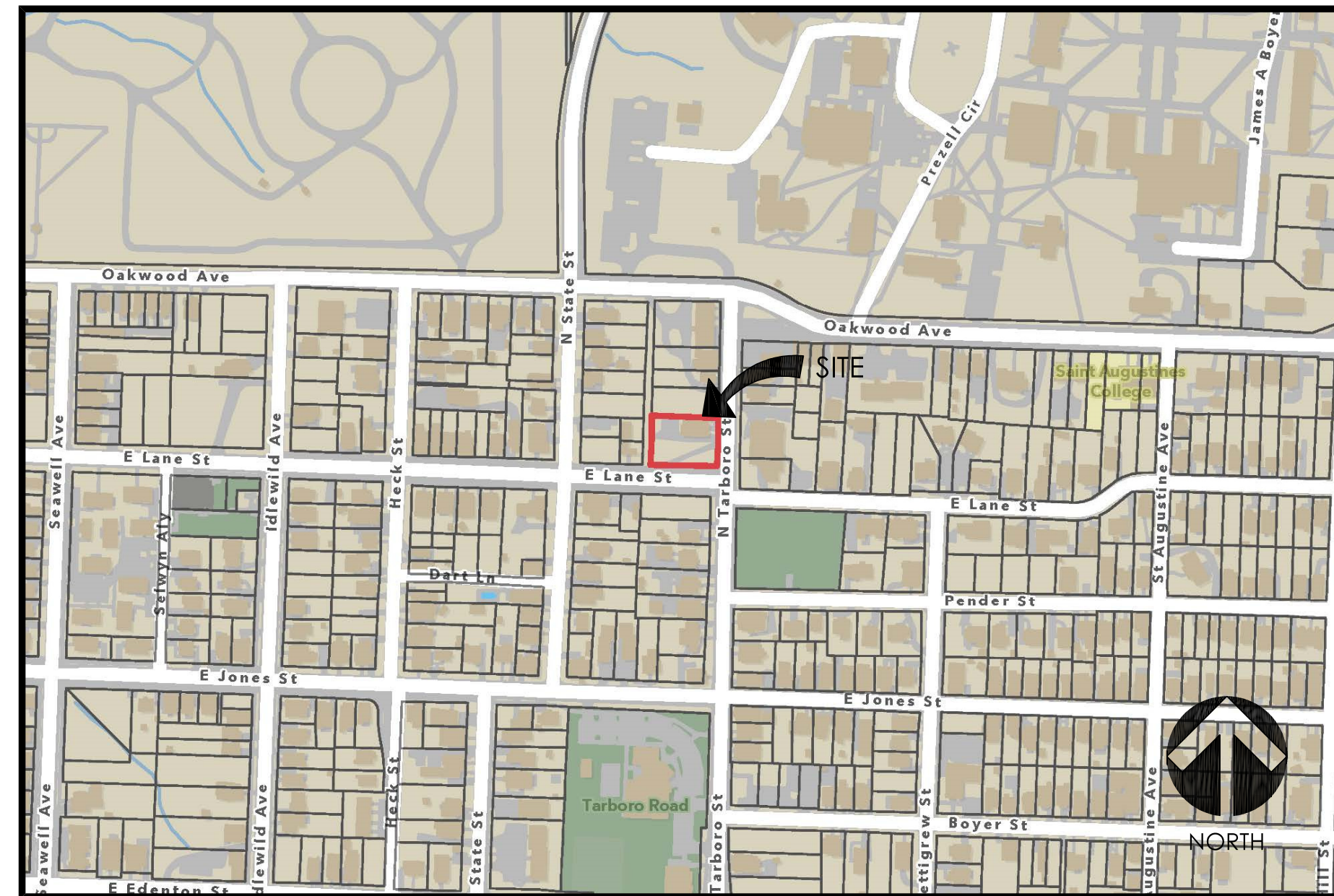
ADMINISTRATIVE SITE REVIEW SUBMITTAL

GROUNDED ENGINEERING PROJECT #20152

CITY OF RALEIGH CASE #ASR

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-002 FOR PROJECT AND SHEET SPECIFIC NOTES.

SHEET INDEX	
C-000	COVER SHEET
C-001	PROPERTY PLAN
C-002	CIVIL PROJECT & SHEET NOTES
C-100	EXISTING CONDITIONS PLAN
C-200	SITE DEMOLITION PLAN
C-300	SITE LAYOUT PLAN
C-500	GRADING & DRAINAGE PLAN
C-501	OFFSITE STORM DRAINAGE PLAN
C-600	STORMWATER CONTROL MEASURE 'A' DETAILS
C-601	STORMWATER CONTROL MEASURE 'B' DETAILS
C-700	SITE UTILITY PLAN
C-900	SITE DETAILS
C-901	SITE DETAILS
L100	PLANTING PLAN
L200	PLANTING DETAILS
A201	BUILDING ELEVATIONS
22-009.1A	SITE LIGHTING PLAN



VICINITY MAP
N.T.S.

PUBLIC IMPROVEMENT SUMMARY	
PHASE NUMBER(S)	1
NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	1
NUMBER OF UNITS	19
LIVABLE BUILDINGS	1
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF)	0
PUBLIC SIDEWALK (LF)	275
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

ATTENTION CONTRACTORS
THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR RESIE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-5450 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.
FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.
FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

Project Data Sheet

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form must be completed and applied to the cover sheet of drawings submitted with a Non-Residential building permit associated with a Site Permit Review, or permits for an apartment, office, and/or commercial uses.

GENERAL INFORMATION	
Development Name: Falcon's Point	Proposed Use: Commercial & Multi-Unit Living
Property Address(es): 311 N. Tarboro Street, Raleigh, NC	
Approved Site Plan or Subdivision case #: N/A	
Wake County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply:	
PIN #: 1714-10-9372	PIN #: 1714-10-9372
PIN #: 1714-10-9372	PIN #: 1714-10-9372
<input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Hotel/Motel <input type="checkbox"/> Office <input type="checkbox"/> School <input type="checkbox"/> Townhouse	<input type="checkbox"/> Bank <input type="checkbox"/> Industrial building <input type="checkbox"/> Religious institution <input type="checkbox"/> Shopping center <input type="checkbox"/> Civic use: Park, community center, museum or government facility
<input type="checkbox"/> Congregate care <input type="checkbox"/> Mixed residential <input type="checkbox"/> Residential condo <input type="checkbox"/> Single-family residential	<input type="checkbox"/> Hospital <input type="checkbox"/> Non-residential condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Telecommunication tower <input type="checkbox"/> Other
Scope of work: Demolition of existing improvements, construction of new multi-storied mixed-use building	

STORMWATER INFORMATION	
Existing impervious surface: 0.16ac / 6,901sf	acres/square feet
Proposed impervious surface: 0.32ac/14,000sf	acres/square feet
Neuse River buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Flood Hazard Area: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, Alluvial soils: n/a
Flood Hazard: N/A	FEMA Map Panel #: 1714
Total disturbed area: 0.6ac(26,000sf) acres/square feet	

FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY	
1. Total number of townhouse lots:	Number attached: _____ Number detached: _____
2. Total number of apartment or condominium units:	14
3. Total number of Congregate Care or Life Care Dwelling units:	
4. Overall total number of dwelling units (from 1-3 above):	
5. Number of bedroom units:	1BR: 14 2BR: _____ 3BR: _____ 4BR or more: _____
6. Overall unit(s) per acre densities per zoning district(s):	36.8 du/ac
DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments)	
Zoning Information	Building Information
Zoning district(s): NX-3-UL-CU	Proposed use of building(s): Mixed-Use
If more than one district, provide acreage of each:	Proposed sq. ft. of building(s) gross: 19,653 sf
Overlay district(s): N/A	Existing sq. ft. of building(s) gross: 0 sf
Total site acreage: 0.38 ac	Total sq. ft. gross (existing and proposed): 19,653 sf
COA (Certificate of Appropriateness) case #: N/A	Proposed height of building(s): 56 ft
BOA (Board of Adjustment) case # A - N/A	FAR (floor area ratio) %: 35.3%
CUD (Conditional Use District) case # Z - N/A	Building lot coverage %: 73.6%
	Inside City Limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

SURVEY BOUNDARY NOTE

PER THE SITE SURVEY, THERE IS AN APPARENT GAP BETWEEN THE DEED AND RIGHT-OF-WAY ALONG E. LANE STREET. THE OWNERSHIP OF THIS GAP IS UNDERMINED AT THE TIME OF THIS SUBMITTAL. THIS SUBMITTAL ASSUMES THIS GAP IS OR WILL BE DETERMINED TO BE LEGALLY OWNED BY THE OWNER OF THE PRIMARY TRACT.

ZONING CONDITIONS (CASE #Z-38-202)

- THE FOLLOWING USES ARE PROHIBITED: BAR, NIGHTCLUB, TAVERN, LOUNGE.

FIRE DEPARTMENT NOTES

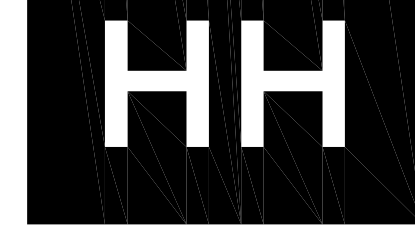
- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA 13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.

SOLID WASTE INSPECTION STATEMENTS

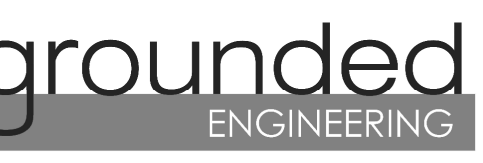
- THE DUMPSTERS FOR THIS SITE ARE EXISTING. SOLID WASTE SERVICES ARE PROVIDED BY PRIVATE VENDOR.
- THIS PROJECT HAS DUMPSTERS AND RECYCLING FACILITY FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

TREE CONSERVATION NOTE

- THIS SITE IS LESS THAN 2.0 ACRES AND IS THEREFORE NOT REQUIRED TO COMPLY WITH CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.



1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com



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Raleigh, NC 27606 Firm License C-3898

FALCON'S POINT
 F7 DEVELOPMENT INTERNATIONAL
 309 N. TARBORO STREET, RALEIGH, NC 27610

NO.	REVISION	DATE

JOB NUMBER
20-103
DATE ISSUED
03/30/2022
PROJECT STATUS
Administrative Site Review Submittal
SHEET
Cover Sheet

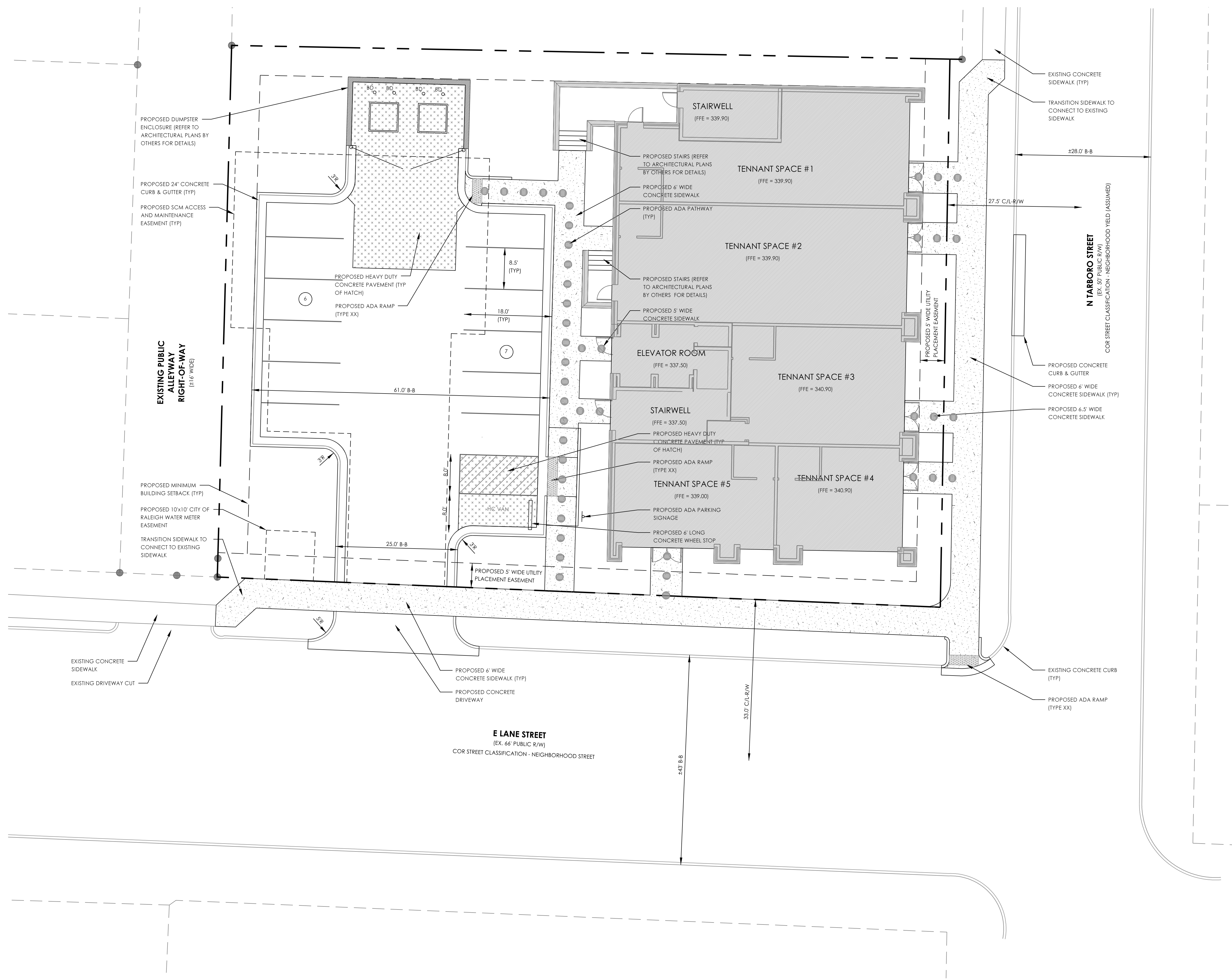


C000

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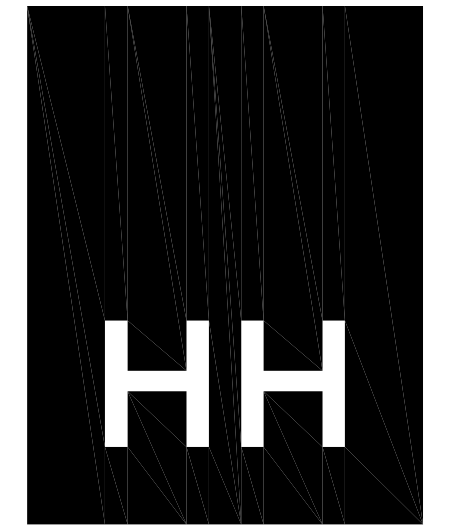
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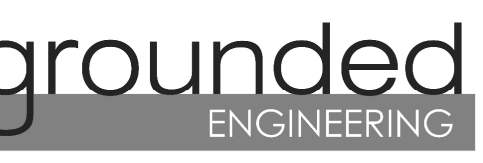


LEGEND

(XX)	PROPOSED # OF PARKING SPACES
[Solid Grey Box]	PROPOSED ASPHALT PAVEMENT
[Dotted Box]	PROPOSED CONCRETE SIDEWALK
[Cross-hatched Box]	PROPOSED HEAVY DUTY CONCRETE
[Dotted Line]	PROPOSED ADA PATHWAY
[Circle with X]	PROPOSED SIGN
BD	PROPOSED BOLLARD



HH ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com



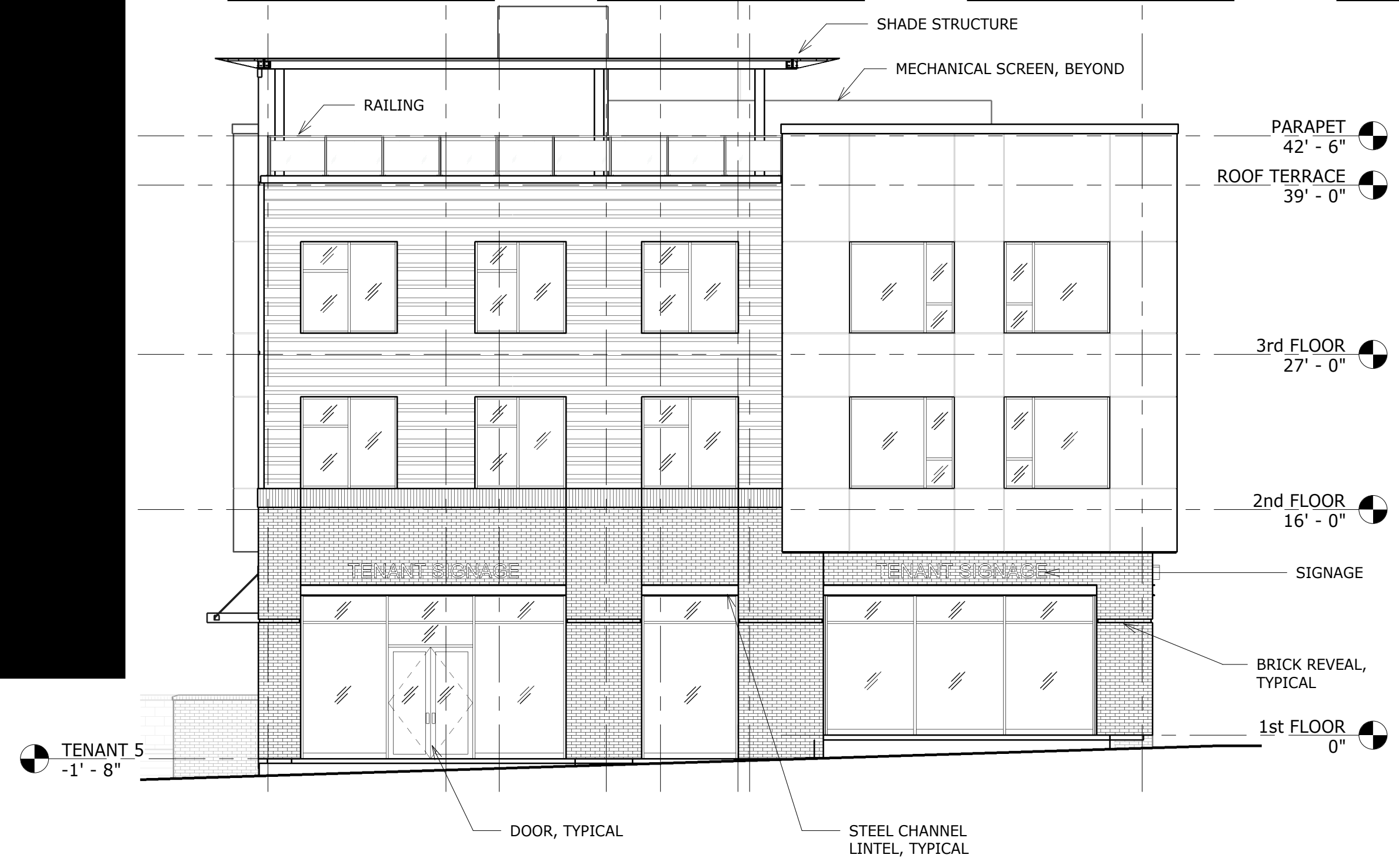
4909 Liles Road 919.438.3694 (o)
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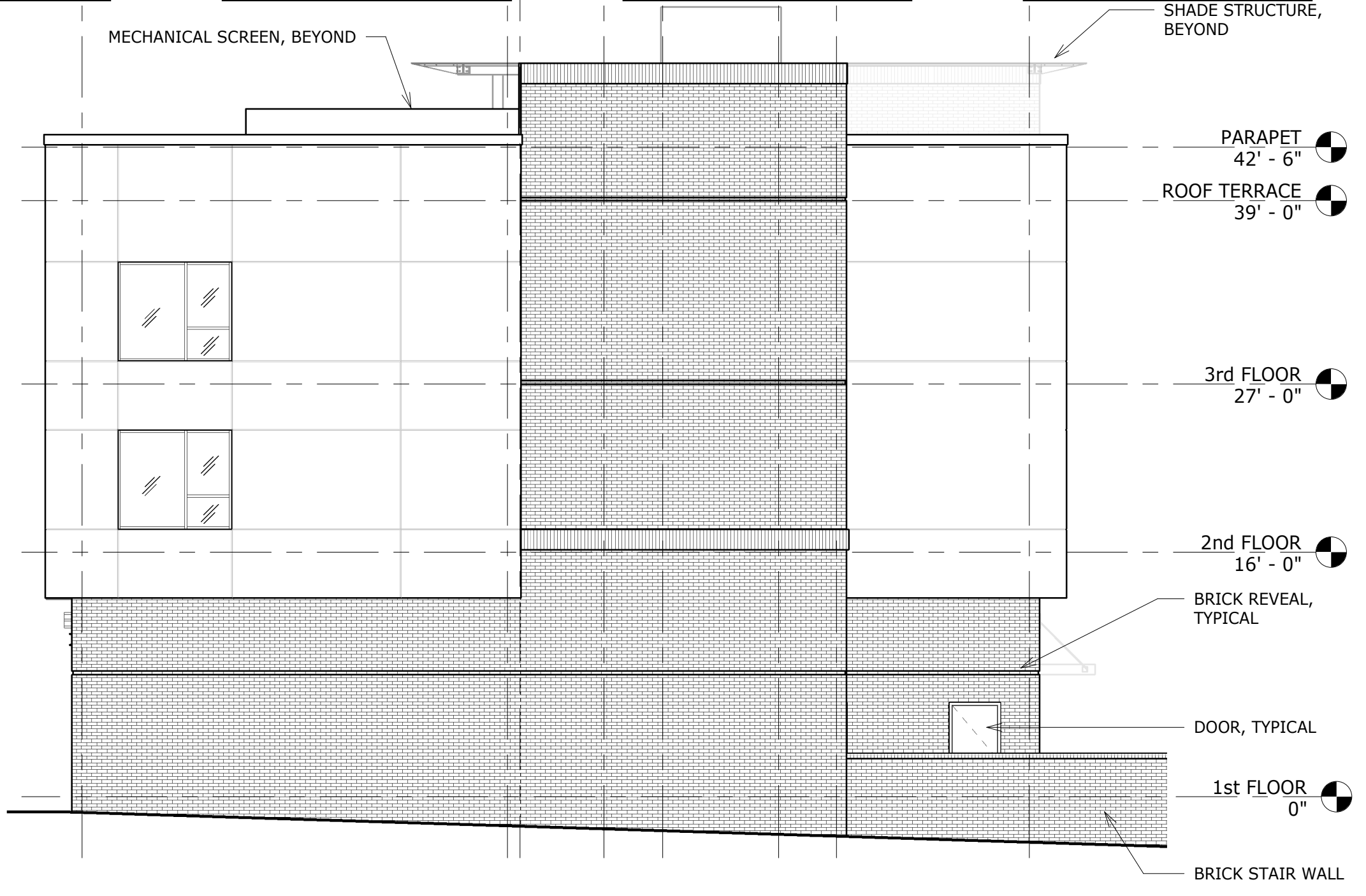
NO.	REVISION	DATE

JOB NUMBER
20-103
DATE ISSUED
03/30/2022
PROJECT STATUS
Administrative Site Review Submittal
SHEET
Site Layout Plan

C300



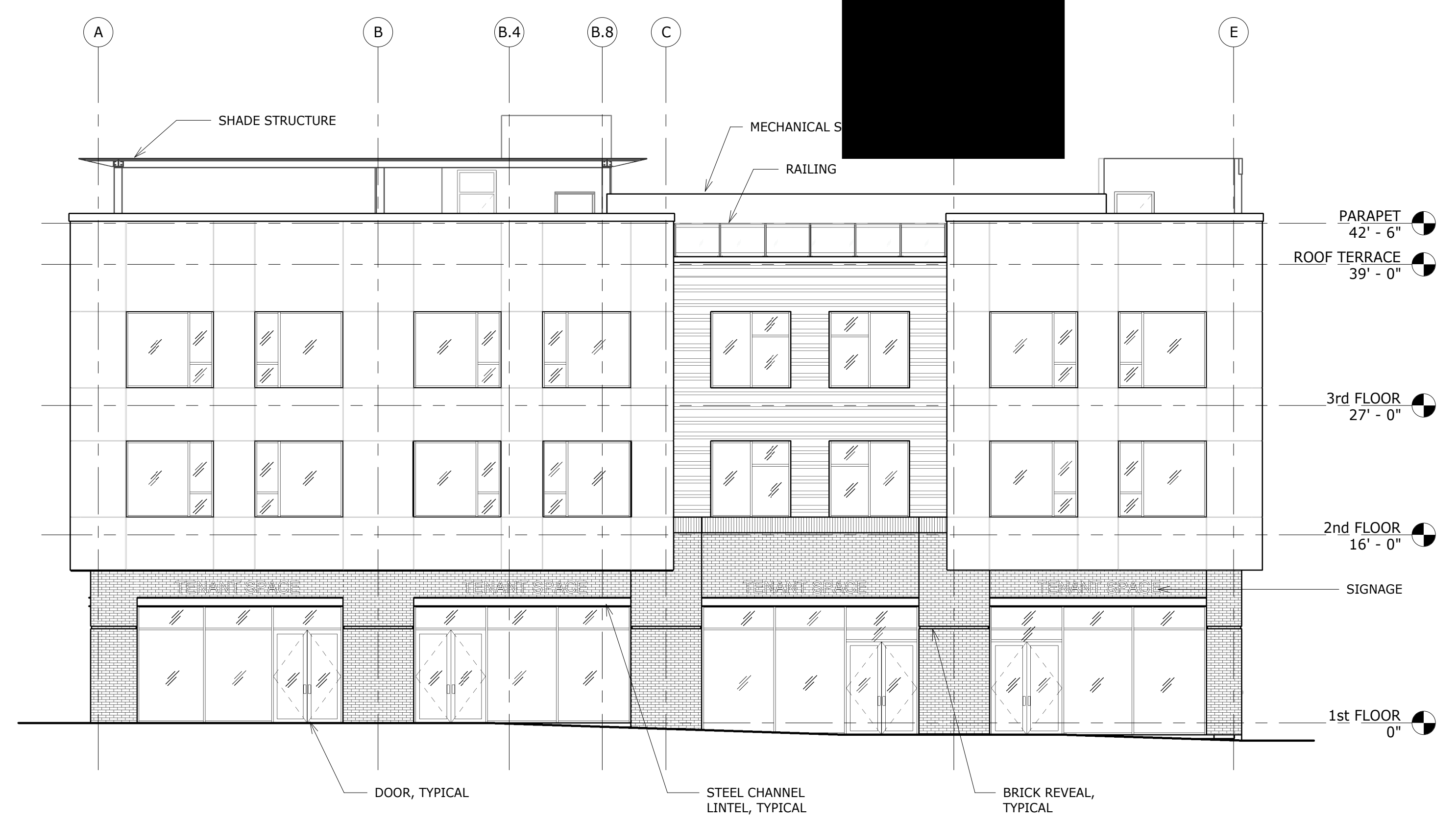
04 SOUTH ELEVATION
A201 1/8" = 1'-0"



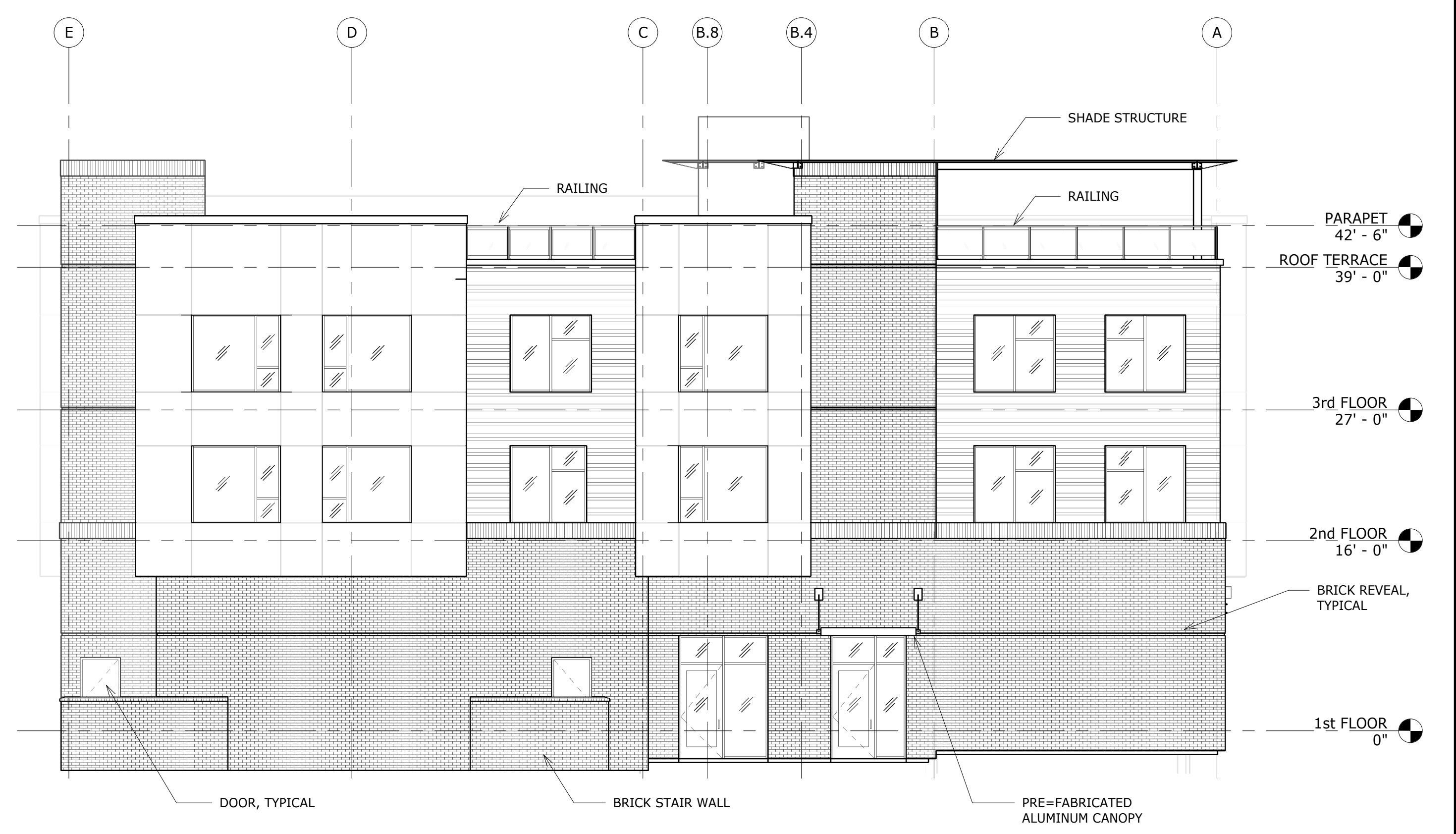
02 NORTH ELEVATION
A201 1/8" = 1'-0"

LEGEND

[Symbol]	RAILING
[Symbol]	CONCRETE VENEER
[Symbol]	CONCRETE
[Symbol]	BRICK
[Symbol]	ALUMINUM
[Symbol]	GLASS
[Symbol]	STEEL CHANNEL LINTEL
[Symbol]	BRICK REVEAL
[Symbol]	DOOR
[Symbol]	BRICK STAIR WALL
[Symbol]	PRE-FABRICATED ALUMINUM CANOPY



01 EAST ELEVATION
A201 1/8" = 1'-0"



03 WEST ELEVATION
A201 1/8" = 1'-0"

Plot Time: 2/31/2022 5:05:45 PM These drawings are the property of H&H Architecture, P.A. They may not be used for any purpose without written permission. Copyright 2021 by H&H Architecture, P.A. All rights reserved.

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